

Bureau	Topic	Item #	Comment	Staff Response/Changes
BDS Comments	Implementation	1	Although this document is intended to be used primarily in conjunction with Citywide Design Guideline 1 (once adopted through DOZA) during design review, much of what is included in this document is not design review related. For example, the last paragraph about community members' desires for certain businesses is not an element of a proposal that is subject to design review or could be required as a condition of approval. It is recommended that something be codified that clearly explains how this document is to be used for a design review and expectations about descriptions or community desires in relation to what is subject to review in a design review and approval criteria.	Staff created "A Guide to the Document" page that clarifies the intent of each part of the character statement. Similar to the "Guide to Document" pages provided in the beginning of the Citywide Design Guidelines, the new one page guide for character statements will serve as a reference tool for all document users. In addition, the language and formatting for the character sections was revised to allow for easier reading and clarify what is intended to be used as guidance vs. background for users.
		2	Much of what is identified seems to be already acknowledged as elements of good design. Based on the descriptions included how is this area going to look different and special compared to other areas? More specificity like avoiding retaining walls and stepping buildings up a hillside, as listed under the Natural Resources + Scenic Resources section, is helpful. a. Specific comments about community-desired, culturally-specific design elements would also be helpful. If this information has not been clearly provided yet, please consider incorporating this as part of future community engagement.	To address this, each character section has been revised to include an introduction with one sentence about the current character of the town center and one sentence about the community's desired character, as it relates to the section. This is then followed by a list of design solutions which were also offered by the community. These are intended to provide more tailored (and less generic) guidance for the area; incorporating the feedback we have heard from participants so far. For example, in the community character section, more culturally specific guidance has been added, particularly for sites within the Multi-Cultural Hub. This includes more inclusive, universally designed public spaces which allow for a variety of uses (requested by the community), the use of multi-lingual signage, and the incorporation of architecture that emulates the vernacular of reflective of current multi-cultural communities.
	History & Existing Conditions and Current Policy Framework	3	Since the character statement will be standing alone apart from the West Portland Town Center Plan, some brief information about the current immigrant communities and their history should be included here, too.	We amended the background section to include information about the current immigrant communities. Additionally, the document, "SW Corridor Tenant Engagement Project", has been included within the Additional Resources Section that details the project team's outreach with this community leading up to the discussion draft phase.
		4	The "Additional Resources" section lacks detail on where to find these documents. Some additional guidance would be helpful for BDS staff as well as the general public. a. The West Portland Town Center Plan should also be added to the list.	We have revised the list to include only city sanctioned documents, including the West Portland Town Center Plan, which are available through the project website. Language will be clarified on the "A Guide to this Document" page, which clarifies how these documents can be accessed. These will also be active links that can be accessed through the PDF.
	Community Character	1	The character statement makes many references to specific communities (i.e., East African and Arab Muslim communities) as well as broader references to diverse/multi-cultural communities, but statements in this section that talk about potential design responses that would either reflect these communities or provide spaces for their use are fairly broad or generic and would benefit from additional specificity and/or cultural background. It is also not clear what is meant by the community's "desire to reflect its community members with multilingual and multigenerational architectural design and spaces" other than incorporating general principles of universal and ageing-in-place design. a. Are there additional reference materials that could be added to the list on the first page that would help both developers and staff understand the specific communities in this emerging neighborhood? b. Are there examples, either locally or elsewhere, that could be shown with the character statement that demonstrate design characteristics that the community is hoping to see?	The language of this section has been revised to be more specific and directive. It is also better supported by the paragraph added to the background section, which introduces the existing multi-cultural community. The "West Portland Town Center Plan" and "SW Corridor Tenant Engagement Project" documents have been added and provide insight into the desires of specific communities in this area.
		2	References to design to highly-specific programmatic elements of spaces within developments (i.e., access to healthy and culturally specific food options such as Halal and Kosher foods) may provide good background for future developers while developing their building programs or recruiting future tenants, but it will be difficult or impossible to require these elements through design review. Could non-design related community desires be listed in a separate section so that it is clear that those are not generally subject to design review or related to approval criteria? a. The related concept of "providing small and culturally specific businesses" might better be rendered as "providing flexible or easily-divisible spaces that could easily support small and culturally specific businesses..."	The programmatic elements, and non-design related community desires, have been removed to help shorten, and clarify guidance. Since the West Portland Plan document will feature much of this same feedback, staff decided to remove it from this document. This includes the request for small and culturally specific businesses, in favor of addressing other issues within the purview of design review.
		3	There are also references to "culturally inclusive and significant artwork." Please keep in mind that BDS cannot regulate the content of art (defined as either murals or "signs"), though RACC is generally more able to regulate the content of artworks through their Public Art review process.	The sentence "A few ways to address these issues" which pre-empts the list of possible design solutions was added to clarify that these are suggestions, not requirements. This applies to the design solution which recommends the incorporation of artwork which "highlights the area's indigenous history and current multi-ethnic communities."
		4	This section has a boxed quote above it that talks about woonerfs, though no discussion of woonerfs appears in the text below. Additionally, regarding woonerfs, if these are to be encouraged in the plan district, a joint discussion between BPS, PBOT, and BDS should be held to discuss how best to implement them now, as doing so during development review often causes significant delays to work through the many transportation and code issues.	This quote, and the other quotes, on this page have been removed. Staff resolved that having one community quote on the front page was sufficient, and agree that it should tie into the content of the statement.
		1	The Character Statement should provide more specific direction on the desired urban and architectural design character for each of the major elements of the town center plan (i.e., projects in residential neighborhoods to the north or south, projects along SW Capitol Hwy, projects along the main street, etc.), as it already does to some extent for sites along SW Barbur Blvd and in areas with denser landscaping and along the Green Ring.	Language within the architecture and urban design character section was revised to be more intentional and specific to parts of the plan. It primarily addresses mixed use development on sites along major arterials within the crossroads, while also speaking to broader issues of connectivity, pollution and massing transitions within the district.
	Architecture + Urban Design	2	The first paragraph in this section contains two sentences that read: "Special attention should be given to height and scale transitions to surrounding development. Design elements such as facade articulation and breaks, step-downs or step-backs, landscaping and open spaces can help integrate new development." a. Is the intent to encourage new development to genuflect to existing auto-oriented development, or is this speaking more about transitions from up-zoned mixed-use areas of the town center to lower-scale residential neighborhoods? b. Proposed DOZA amendments specifically disallow the design review process to reduce or increase height and FAR of a proposed development (DOZA Recommended Draft, code section 33.825.035). Since many of the recommended approaches would appear to conflict with this restriction, clarification on how to provide appropriate transitions of scale, with these restrictions in mind, would be beneficial.	The original intent of this statement was to address the transitions from up-zoned mixed-use areas to lower-scale residential areas. After further discussion with the Design Commission, the language has been revised to advise development to "effectively manage the negative impacts of massing on adjacent properties". The intent is to speak more to the issue of designing with adjacent context in mind, without putting hindrances on height or FAR.
		1	The recommendations in this section seem much more focused and geographically-specific as compared to the "Community Character" and Architectural + Urban Design" sections.	N/A
	Natural + Scenic Resource	1	Is the intent of the last paragraph to create stormwater planters between sidewalks (where found in the district) and buildings? Having a large number of these facilities in the public realm is not ideal, as they are not occupiable, and they often are not well maintained, particularly during the summer, when many of the plants die or go dormant.	This guidance was in response to BES comments. The intent here is to encourage better design of stormwater planters that enhance the design of the site. It is not meant to encourage planters between the building and sidewalk.
		2		
	BES Comments	Comments on Character Statement – Design Guidelines	1	While the statements cover the key issues, they could be more descriptive, aspirational and specific, which would create a stronger image of what makes the area distinctive and special.
1			Does it make sense to emphasize large canopy trees, where sites allow, to provide more shade, attract birds, and help keep the air and water cleaner and cooler? This would support the plan's goals for human and environmental health.	Yes, it does! Language was added to the statement which addresses this issue. "Planting larger canopy trees, particularly along and near Barbur Boulevard and the freeway, to offer better habitat linkages, provide greater shade and create a "green lung" in the heart of the center."
Comments on Character Statement – Design Guidelines: Natural Resources and Scenic Resources statement		2	The plan's Goal 1 (on page 14) mentions creating a "green lung" along Barbur and the freeway. The character statement could reinforce this by mentioning the desire to increase tree canopy in these areas.	Language was added to the statement which addresses this issue. "Planting larger canopy trees, particularly along and near Barbur Boulevard and the freeway, to offer better habitat linkages, provide greater shade and create a "green lung" in the heart of the center."
		3	Is it appropriate or helpful to reference the Green Ring and Green Scape concepts here? Could there be a way that development along these routes could reinforce them?	Language was added to the statement which addresses this issue. "Strengthening visual and physical connections to nature, parks and open spaces by orienting shared spaces, views and pedestrian pathways to these resources, and by building off the Green Ring and Green Scape facilities."
		4	Is there an opportunity to call for stormwater facilities to be designed to be both functional and attractive, contributing to development's connection to the natural aesthetic of the town center?	Language was added to the statement which addresses this issue. "Designing prominent surface stormwater facilities that are functional, attractive and improve the ecological health of the Tryon and Fanno watersheds, mitigating the impacts of water runoff and pollution."